

Homestead Farm II
Minutes of Annual Meeting of Homeowners
March 1, 2011

Jim Crowley called the annual meeting to order after it was determined that there was a quorum of property owners present, 24 in person and 21 by proxy.

The minutes of the 2010 annual meeting, copies of the financial statements as of December 31, 2010 and the budget for 2011 were included in the handouts at the meeting check-in. A motion was made and seconded to accept the minutes as presented. In addition, a motion was made and seconded to approve the actions of the Board and committee members since the last annual meeting of the Association. The motion passed.

Jim introduced the board members and committee chairs. The committee reports are as follows:

Landscape - Bob Howey

- The landscape contractor's contract was up in 2010 so the committee went out for bid in the fall. They interviewed three finalists and selected Environmental Designs to be the landscape contractor for the next 1-3 seasons.
- The Association received water rebates from Denver Water and Willows Water of \$14,170 in 2010. These water rebates should continue in 2011 with improved water management.
- In 2010, nine new trees were planted and the Monaco and Dry Creek entrances were redone.
- In 2011 there will be more plantings in beds and entry areas.
- The perimeter rock is declining so it will be worked on over the next several years. This work was started in 2010.
- Additional sprinkler head replacement is planned for 2011 to replace old heads with new water saving heads.

Swim Team – Liz Lyons

Liz is the president of the swim team for 2011. Anyone interested in joining the team should contact her.

Tennis – Kevin Lyons

Bids have been received to replace the upper courts with a post tension court. It is hoped that the work will be done this spring.

Pool – Pete Stephenson

- An outside pool management company was used in 2010 but the pool will be managed by Pete Stephenson in 2011.
- A new pool committee is forming and will meet in the future.
- Guards have been hired and two guards have volunteered to run the swim lesson program.

Membership - Mary Templin

- Dues received from 399 homeowners in 2010.
- Transfer fees received from 11 home sales in 2010.

Newsletter – Jonathan Souza

Jonathan has included several new features in the Barnstormer and is open to suggestions for future items. Anyone wanting an electronic copy of the Barnstormer should contact Jonathan.

Election of Board Members

Ballots were cast and counted. Denise McClard was elected to a three-year term on the Board.